



**CULTURAL RESOURCES OFFICE
PRESERVATION BOARD**

REGULAR MEETING – 1520 MARKET STREET

MONDAY, JUNE 26, 2023 — 4:00 P.M.

www.stlouis-mo.gov/cultural-resources

Please note that this meeting will be held in person. A live stream will be available via the link below, which will allow viewing but will not allow questions or comments. Those wishing to participate in the meeting will need to attend in person.

<https://www.youtube.com/watch?v=NC1TEilzOeo>

OLD BUSINESS

Approval of May 22, 2023 Preservation Board minutes

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CLOSED SESSION

Vote to enter closed session pursuant to 601.021(1), RSMo, for the purpose of confidential or privileged communications between a public governmental body and its attorneys.

RETURN TO OPEN SESSION

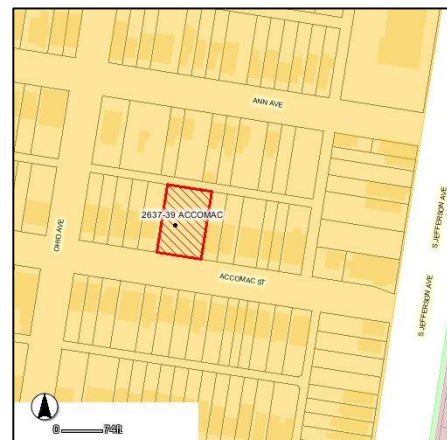
<u>REMAND:</u>	<u>JURISDICTION:</u>	<u>PROJECT:</u>	<u>PAGE:</u>
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A.

DATE: June 26, 2023
 ADDRESS: 2637-39 Accomac Street
 ITEM: Construct 2-story four-family building on vacant parcel
 JURISDICTION: Fox Park Local Historic District
 NEIGHBORHOOD: Fox Park
 WARD: 7
 OWNER: Scapular Real Estate LLC
 ARCHITECT: Rhonda Loggia
 STAFF: Bob Bettis



2637-39 ACCOMAC STREET



STAFF RECOMMENDATION:

That the Preservation Board grant Preliminary Approval to the design, with the condition that the Cultural Resources Office review and approve final plans, exterior details and material selections.

THE PROJECT:

2637-39 Accomac Street is within the boundaries of the Fox Park Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over new construction. This Preliminary Review for a new 2-story, four-family building on a vacant parcel mid-block on the north side of the block between Ohio and S. Jefferson Avenues. The building would have a single Primary Facade; the side and rear facades would be Private.

RELEVANT LEGISLATION:

Excerpt from Ordinance #66098, the Fox Park Historic District:

101 DEFINITIONS

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

A building or element(s) of a single building type or style constructed prior to 1929 and existing or once existing within:

the Fox Park Historic District; or

the City of St. Louis, provided it is of a form and architectural style currently or once found within the Fox Park Historic District; and

Offered to prove that:

A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or

A design proposed for constructing a new building will result in a building compatible with its architectural environment; and

Of a comparable form, architectural style and use as:

The building to receive the constructed or reconstructed element; or

The building to be constructed.

A Model Example shall be evidenced by a series of photographs or photographic reproductions at least 3" by 5" in size and either black and white or color, which shall include the following:

In the case of proposed construction or reconstruction of building elements:

1. Photographs or photographic reproductions clearly showing the Model Example building elements in detail, and where possible taken from at least two different angles; and
2. Photographs, or photographic reproductions showing the overall form and style of the building upon which such building elements are found; or

In the case of proposed new construction:

1. Photographs or photographic reproductions showing, in its entirety, the public facade and, where possible, each facade of the Model Example building; and
2. Photographs, or photographic reproductions showing, in detail, special elements thereof, including, but not limited to windows, cornices, and dormers.

The Model Example concept is not intended to preclude contemporary designs, but to assure that they are compatible with their environment.

The obligation to provide a Model Example and the photographs or photographic reproductions evidencing same shall at all times belong to the person or entity proposing to construct or reconstruct building elements or to construct new buildings. The Preservation Board shall have the right to determine whether an example is, in fact, a Model Example, as defined herein. The Preservation Board shall also have the right to request that additional evidence of the example be provided.

Generally Complies. Staff believes the proposal draws significant architectural inspiration from the Model Example.

ARTICLE 3: NEW BUILDINGS

301 PUBLIC AND SEMI-PUBLIC FACADES OF NEW CONSTRUCTION

The Public and Semi-Public Facades of new construction shall be reviewed based on a Model Example taking into consideration the following:

301.1 Site

A site plan shall describe the following:

Alignment

1. New buildings shall have their Public Facade parallel to the Public Facade of the adjacent buildings.
2. If a new building is to be located between two existing buildings with different alignments to the street or in the event that there are no adjacent buildings, the building alignment shall be the same as that which is more dominant within that block on the same side of the street.
3. If a new building is to be located on a block which is completely empty, then the alignment shall be that which is most dominant within the adjacent blocks or across the street.

Complies. The Public Façade would face Accomac Street.

Setback

1. New buildings shall have the same setback as adjacent buildings.
2. If a new building is to be located between two existing buildings with different setbacks to the street, or in the event that there are no adjacent buildings, then the building setback shall be the same as that which is more dominant within that block on the same side of the street.

3. If a new building is to be located on a block which is completely empty, then the setback which is most dominant within adjacent blocks or across the street shall be used.
4. Setback may be based on a Model Example.

Complies. The building would maintain the setback on Accomac Street.

301.2 Mass

Mass is the visual displacement of space based on the building's height, width and depth. The mass of a new building shall be comparable to the mass of the adjacent buildings or to the common overall building mass within the block, and on the same side of the street.

Does not comply. The block primarily comprises two-family buildings and smaller four-family buildings. This side of the street does not have any buildings of a mass similar to the proposed building. However, there are buildings on the south side of the block and elsewhere in the district with similar massing. This particular lot is abnormally large as compared to others within the Fox Park Local Historic District because two lots were combined. A portion of the lot has never had a building on it, and the other portion once had a four-family building.

301.3 Scale

Scale is the perceived size of a building relative to adjacent structures and the perceived size of an element of a building relative to other architectural elements (e.g., the size of a door relative to a window). A new building shall appear to be the same number of stories as other buildings within the block. Interior floor lines shall also appear to be at levels similar to those of adjacent buildings. If a new building is to be located between two existing buildings with different scales, or in the event that there are no adjacent buildings, then the building scale shall be that which is more dominant within that block on the same side of the street. If the new building is on a block which is completely empty, then the building scale shall be similar to that of buildings in adjacent blocks.

(Comment: Building height, shall be measured at the center of a building from the ground to the parapet or cornice on a flat roof building; to the crown molding on a building with a mansard; to the roof ridge on a building with a sloping roof.)

Complies. 2-story buildings are most common on this block. The street itself is sloped and floor heights tend to vary from east to west. The building's scale is appropriate to this side of Accomac Street. The window and door sizes are appropriate as well.

When several buildings, or a long building containing several units, are constructed on a sloping street, the building(s) shall step down the slope in order to maintain the prescribed height. The step shall occur at a natural break between units or firewalls.

Does not comply. However, given the slope of this particular site in relation to the rest of the block and the mass of the building, stepping the building down would create a negative and jarring appearance to the streetscape. Staff considered designs where a single unit or half of the units would step down at the western edge, but believes that the current proposal is preferable.

301.4 Proportion

Proportion is a system of mathematical ratios which establish a consistent set of visual relationships between the parts of a building and to the building as a whole. The proportions of a new building shall be comparable to those of adjacent build buildings. If there are no buildings on the block then the proportions shall be comparable to those of adjacent blocks.

Complies. Fenestration and other architectural elements on the front façade are appropriate.

301.5 Ratio of Solid to Void

1. The ratio of solid to void is the percentage of opening to solid wall. Openings include doors, windows and enclosed porches and vestibules.
2. The total area of windows and doors in the Public Facade of a new building shall be no less than 25% and no more than 33% of the total area of the facade.
3. The height of a window in the Public Facade shall be between twice and three times the width.
4. The ratio of solid to void may be based on a Model Example.

Complies. The front façade, facing Accomac, has a window/door percentage of just over 27%.

301.6 Facade Material and Material Color

Finish materials shall be one of the following:

For walls:

1. Kiln-fired brick (2-1/3" by 8" by 3-5/8")
(Comment: Brick within the Fox Park Historic District is typically laid in a running bond with natural grey, white or red mortar. Typical joints include concave, struck and v-groove. Most brick within the Fox Park Historic District is red or orange with only minor variations in coloration.)
2. Stone common to the Fox Park Historic District.
3. Scored stucco and sandstone.
4. 4" lap wood siding or vinyl siding which appears as 4" wood siding based on a Model Example.

For foundations:

1. Stone, new or reused, which matches that used in the Fox Park Historic District;
2. Cast-in-place concrete with a stone veneer; or
3. Cast-in-place concrete, painted.

Finished facade materials shall be their natural color or the color of the natural material which they replicate or if sandstone, painted. Limestone may be painted.

Glazing shall be clear, uncolored glass or based on a Model Example.

Complies. The proposed brick size complies with the Standards, and is an appropriate dark red that follows the brick of the Model Example. The foundation would be a cast-in-place concrete to mimic limestone.

302 PRIVATE FACADES OF NEW CONSTRUCTION

Materials at private Facades of new construction shall be one of those listed in 301.6(1)(1) except that wood or vinyl siding need not be based on a Model Example.

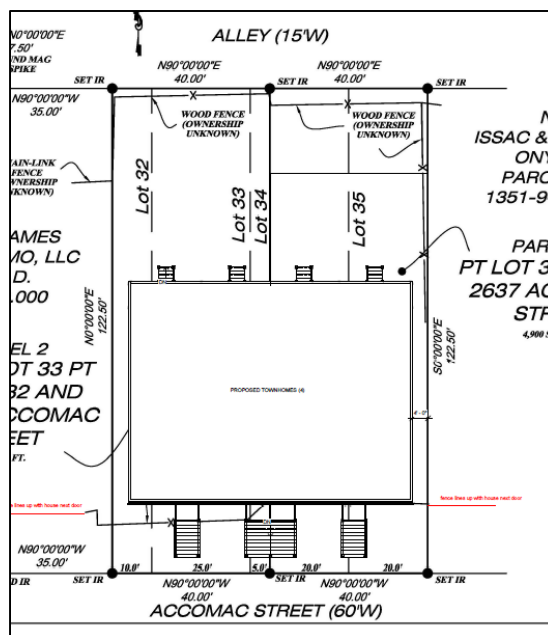
Complies. The rear of the building will be will be clad in horizontal composite siding.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the criteria for new construction in the Fox Park Local Historic District Standards led to these preliminary findings:

- The project site, 2637-39 Accomac Street, is a vacant mid-block parcel, located in the Fox Park Local Historic District.
- An appropriate Model Example for the new design has been submitted, a 2-story four-family house at 2621-23 Accomac.
- The proposed design appears to comply with most of the Fox Park Standards for New Construction.
- The applicants have submitted their plans to the Fox Park Neighborhood Association.
- At this time, no comments have been received concerning the proposal from the Alderperson.

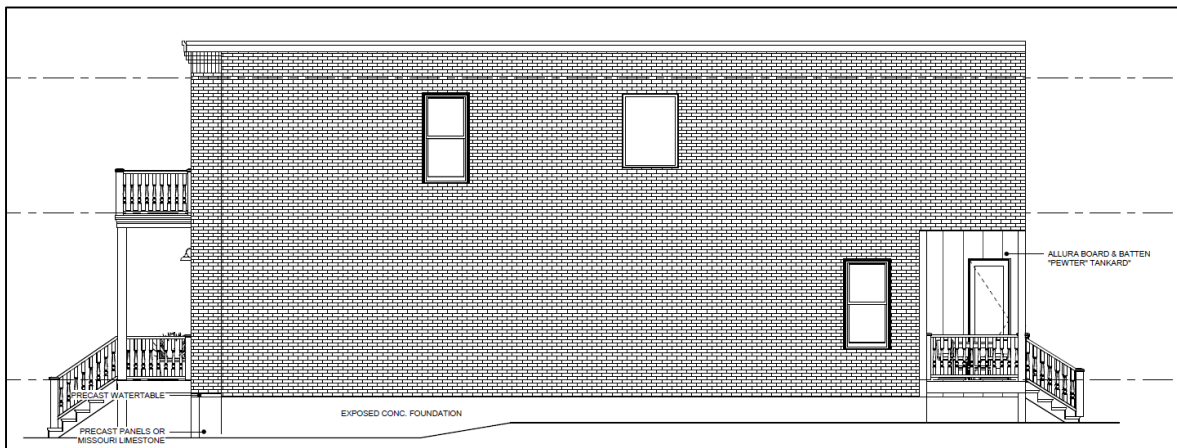
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board grant Preliminary Approval with the stipulation that final material selections and other exterior details be reviewed and approved by the Cultural Resources Office.



PROPOSED SITE PLAN



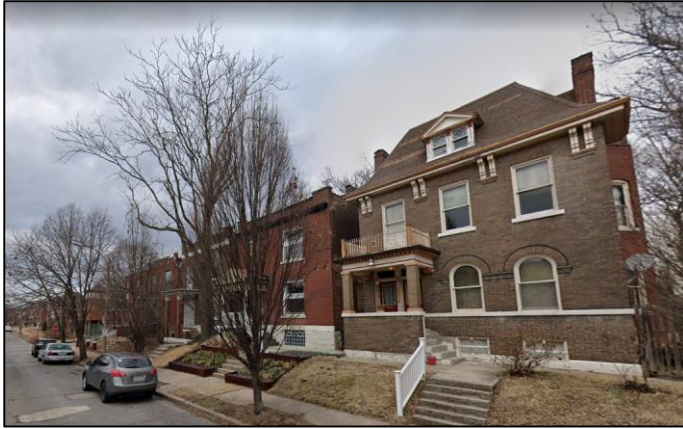
FRONT ELEVATION FACING ACCOMAC STREET



EAST FAÇADE – WEST FAÇADE IS MIRROR IMAGE (ALL BRICK)



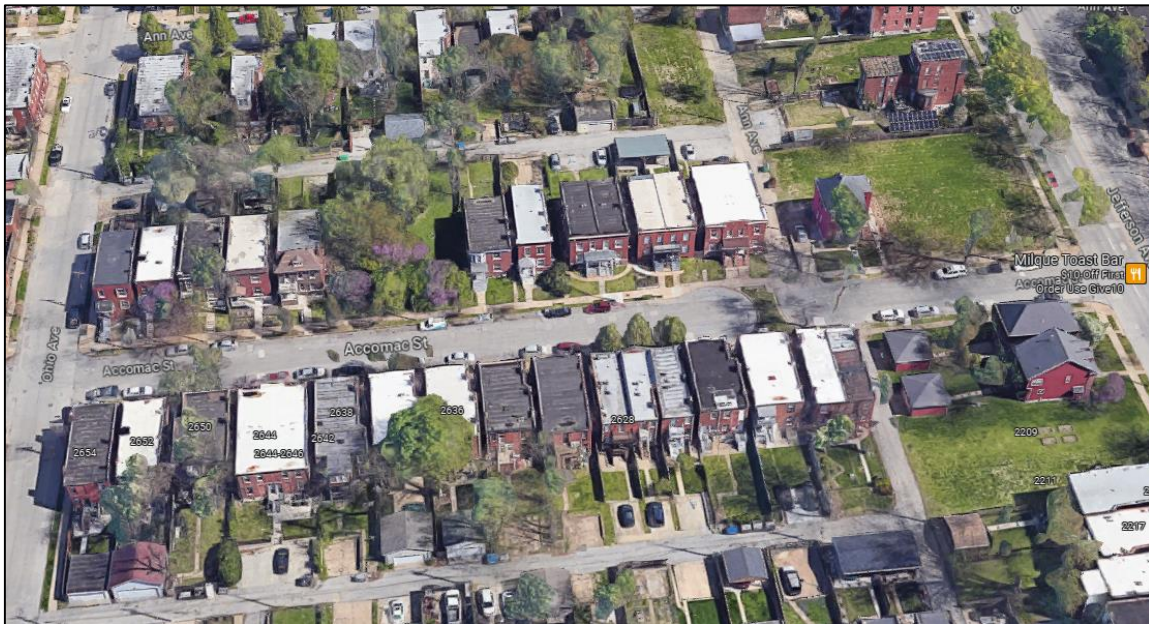
REAR (NORTH) ELEVATION



CONTEXT WEST ALONG ACCOMAC



CONTEXT EAST ALONG ACCOMAC



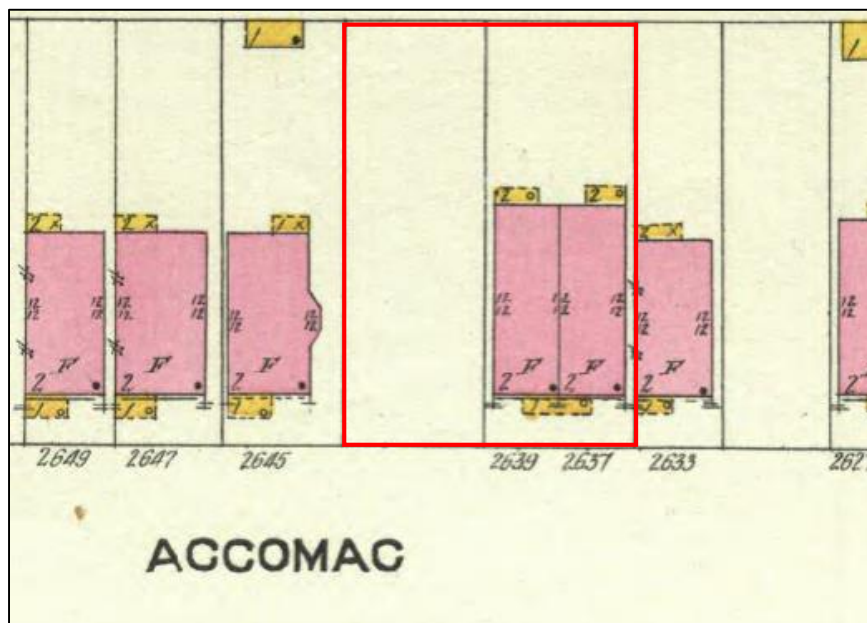
BIRD'S-EYE VIEW



PROPOSED STREETScape



MODEL EXAMPLE – 2621-23 ACCOMAC



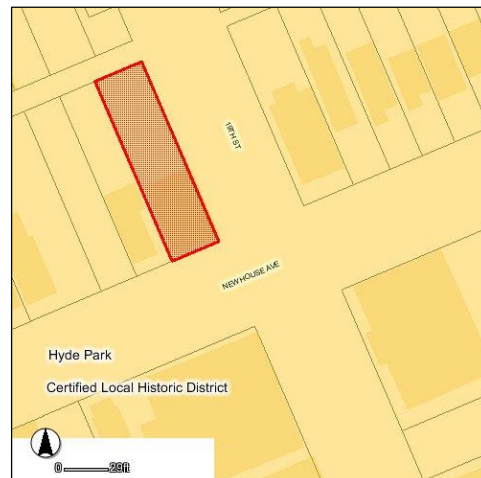
1909 SANBORN FIRE INSURANCE MAP SITE NOTED

B.

DATE: June 26, 2023
 ADDRESS: 1901 Newhouse Avenue
 ITEM: Appeal of Director's Denial to retain vinyl windows installed without a permit
 JURISDICTION: Hyde Park Certified Local Historic District
 NEIGHBORHOOD: Hyde Park
 WARD: 14
 OWNER: KKE Investments LLC
 APPLICANT: Window World, Autumn Malon
 STAFF: Andrea Gagen



1901 NEWHOUSE AVE.



RECOMMENDATION:

That the Preservation Board uphold the Director's Denial as the windows do not comply with the Hyde Park Certified Local Historic District Standards.

THE PROJECT:

The project is in the Hyde Park Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over exterior alterations to buildings located within the District. The applicant has applied to retain eleven (11) vinyl windows, five (5) of which are on street-facing facades, all installed without a permit. A few of the windows were installed in openings that had been previously blocked down. The exterior trim has been wrapped in aluminum coil stock. The Cultural Resources Office denied the application as the windows did not comply with the Hyde Park Certified Local Historic District Standards. The owner has appealed and the matter is now being brought to the Preservation Board.

RELEVANT LEGISLATION:

Excerpt from Ordinance #57484, Hyde Park Certified Local Historic District:

5. Details.

Architectural details on new construction need not imitate details on existing buildings but should always be compatible. Architectural details on existing buildings shall be maintained in a similar size, detail and material. Where they are badly deteriorated, similar details salvaged from other buildings may be substituted. New and replacement window frames and door frames shall be limited to wood or color finished aluminum. A color code of white, dark green, gray, or wood tones shall be followed. Raw or unfinished aluminum is not acceptable. Windows and doors on new construction shall be similar to adjacent buildings. Raw or unfinished aluminum shall not be acceptable. Windows and doors in existing structures shall be maintained in the same size and shape as the original openings. Metal awnings and canopies are not acceptable. Roll up canvas awnings on large display windows of commercial buildings only will be considered proper. Awnings of canvas only are acceptable on residential structures. Storm doors and windows, if used, shall be of wood or color finished aluminum. A color code of white, dark green, gray or wood tones is suggested. Raw or unfinished aluminum shall not be acceptable.

Does not comply. Several of the installed windows are not the same size as the original openings. Vinyl is not an allowed material for replacement windows; furthermore, the installed windows are not similar in size, detail or material to the original windows. The aluminum coil stock covering the brickmold does not maintain the architectural details & materials of the building.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Hyde Park Certified Local Historic District standards and the specific criteria for windows at Public Facades led to these preliminary findings.

- 1901 Newhouse Avenue is located in the Hyde Park Local Historic District.
- The vinyl windows were installed without a permit.

- Some of the original windows were installed into openings that were previously blocked down, resulting in windows that are not the same size as the original openings.
- The proposed vinyl windows are not an allowed material under the Hyde Park Certified Local Historic District Standards and do not replicate historic windows. The aluminum coil stock does not maintain the architectural details & materials of the building.
- The Hyde Park Neighborhood Association is not in support of the windows as they do not comply with the Hyde Park Certified Local Historic District Standards.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the proposed windows do not comply with the Hyde Park Certified Local Historic District Standards.



19th STREET ELEVATION SHOWING TWO NEW WINDOWS



2ND STORY WINDOW ON FRONT



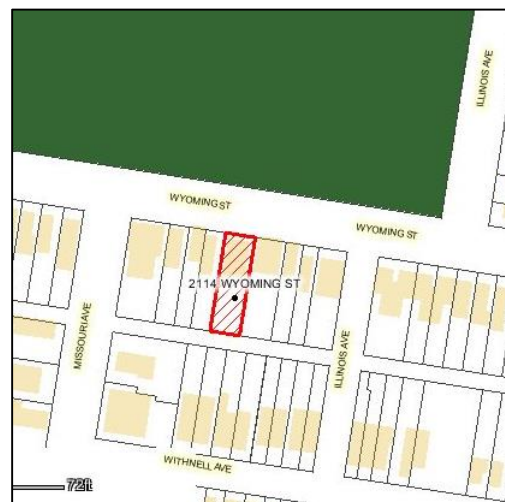
WINDOW INSERTED INTO BLOCKED DOWN OPENING

C.

DATE: June 26, 2023
 ADDRESS: 2114 Wyoming Avenue
 ITEM: Appeal of Director's Denial to construct 6' tall horizontal wood/metal fence
 JURISDICTION: Benton Park Local Historic District
 NEIGHBORHOOD: Benton Park
 WARD: 8
 OWNER: Peter Greathouse
 APPLICANT: Exterior Experience LLC, Jonathan Sipe
 STAFF: Bob Bettis



2114 WYOMING STREET



RECOMMENDATION:

That the Preservation Board uphold the denial to construct the horizontal wood fence, as it does not meet the Benton Park Local Historic District standards for High Fences.

THE PROJECT:

2114 Wyoming Street, a two-story, single-family house, is within the boundaries of the Benton Park Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over the construction of fences. The Cultural Resources Office received a building permit application to construct a 6' tall horizontal privacy fence in the rear yard. CRO staff explained that the permit application for a horizontal fence could not be approved as the fence design was not in compliance with the Benton Park Standards. The owner appealed the denial and the matter is now before the Preservation Board.

RELEVANT LEGISLATION:

Excerpt from Ordinance #67175 Benton Park Local Historic District:

101.14 Model Example

Comment: Throughout these Standards, a Model Example is often required as a basis for comparison and as a source of ideas for reconstructed elements and for new construction.

1. A building or element(s) of a single building type or style constructed prior to 75 years ago:
 1. Existing or once existing within:
 1. The Benton Park Historic District; or
 2. The City of St. Louis, provided it is of a form and architectural style currently or once found within the Benton Park Historic District; and
 2. Offered to prove that:
 1. A design proposed for constructing or reconstructing a building will result in a building element compatible with the building for which it is to be constructed; or
 2. A design proposed for constructing a new building will result in a building compatible with its architectural environment; and
 3. Of a comparable form, architectural style and use as:
 1. The building to receive the constructed or reconstructed element; or
 2. The building to be constructed.

403.2 High Fences

1. High fences are taller than 48" but less than 72" in height when measured from the ground.
2. High fences are restricted to the following locations:
 1. At or behind the building line of a Public Facade.
 2. Private or Semi-Public Facades.
3. High fences shall be one of the following types:
 1. Boards placed vertically, if the structure of the fences will not be visible from the Public Facade.
 2. Lattice of one consistent design, either placed at a 45 or 90 degree angle. The lattice shall be completely within a frame constructed of posts and rails.

3. Wrought or cast iron.
4. Stone or brick pillars in combination with one of the above when based on a Model Example.
5. A reconstructed fence based on a Model Example.

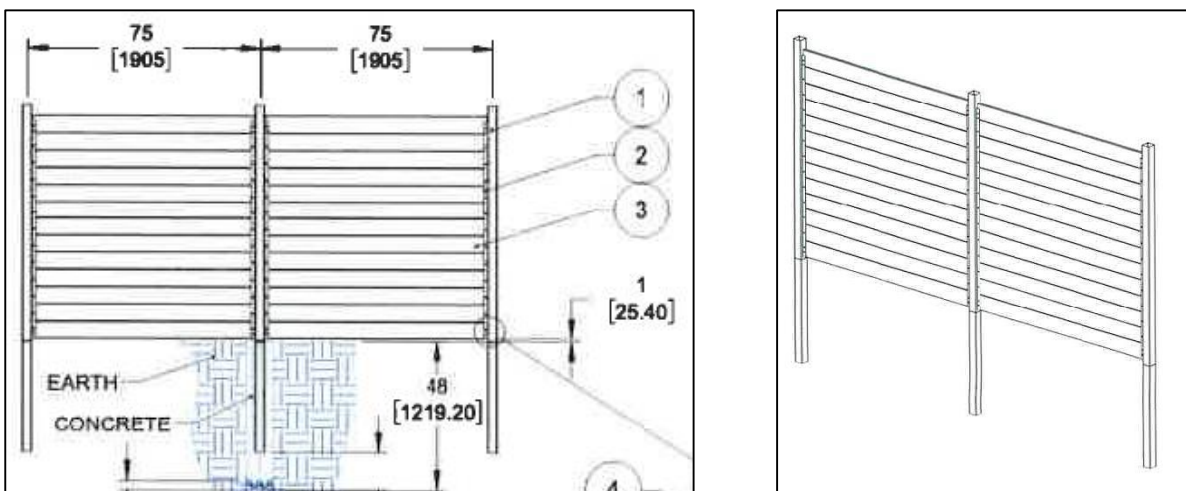
Does not comply. The proposed fence has horizontal wooden boards, which does not meet the design requirements of the ordinance.

PRELIMINARY FINDINGS & CONCLUSION:

The Cultural Resources Office's consideration of the Benton Park Local Historic District Standards and specific criteria for fences led to these preliminary findings:

- 2114 Wyoming Street is located in the Benton Park Neighborhood Local Historic District.
- The proposed fence design is contemporary and the standards require High Fences to be based on a Model Example.

Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's denial to construct a horizontal wood privacy fence, as it does not meet the Benton Park Local Historic District standards for High Fences.



PROPOSED HORIZONTAL FENCE DETAIL



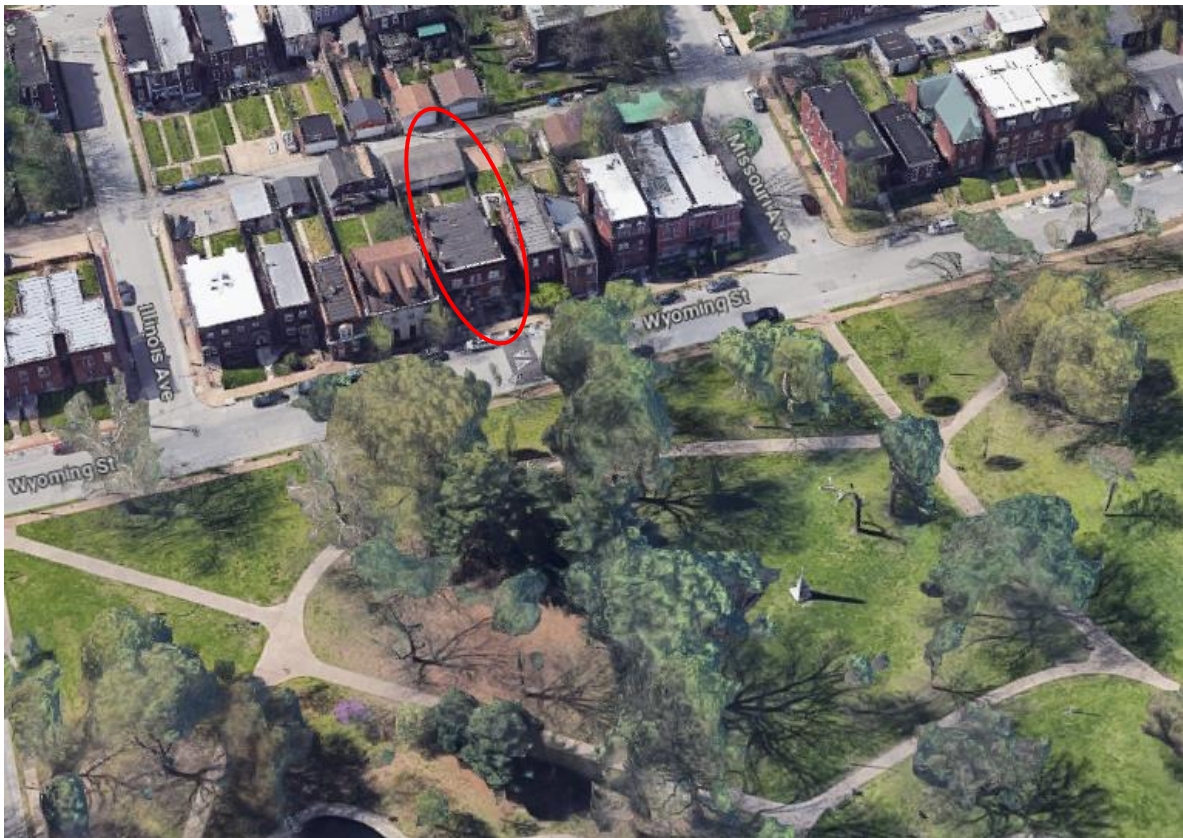
SITE PLAN – PROPOSED FENCE LOCATION NOTED IN YELLOW



LOCATION OF PROPOSED HORIZONTAL FENCE NOTED IN RED – VIEW FROM STREET



STREET LEVEL CONTEXT LOOKING EAST – BENTON PARK AT LEFT



BIRD'S-EYE – PROPERTY NOTED IN RED

D.

DATE: June 26, 2023
 ADDRESS: 4397 Westminster Place
 ITEM: Appeal of Director's Denial to install an architectural shingle roof
 JURISDICTION: Central West End Certified Local Historic District
 NEIGHBORHOOD: Central West End
 WARD: 9
 OWNER/APPLICANT: Elevi Holdings LLC, Lindsay Dausman
 STAFF: Bob Bettis



4397 WESTMINSTER PLACE



RECOMMENDATION:

That the Preservation Board uphold the Director's Denial as the roofing does not comply with the Central West End Local Historic District Standards.

THE PROJECT:

The project is in the Central West End Certified Local Historic District where the Cultural Resources Office/Preservation Board has jurisdiction over exterior alterations. The 2 1/2-story building is currently being operated as a short-term rental. In April 2023, the Cultural Resources Office was notified by the area building inspector that the slate roof on the house was being replaced, without a permit, by architectural shingles. CRO staff contacted the owner and explained that the completed work was not compliant with the Central West End Historic District Standards. The owner was given options to replace the roof with slate or to seek an exception to the standards. The owner has stated that they cannot afford to install a new slate roof and applied for a permit in an effort to retain the architectural shingles. The Director denied the permit application and the owner has appealed. The matter is now being brought to the Preservation Board.

RELEVANT LEGISLATION:

Excerpt from Ordinance #69423, Central West End Certified Local Historic District:

7) Roofs

The visible form of the roof, as in its shape and pitch, and the presence or absence of dormers and other roof elements, shall not be altered. Materials used on historic pitched roofs and dormers in the historic district are slate, terra cotta mission tile, cooper andterne metal. Original or existing slate, tile and metal roofs shall be preserved through repair and maintenance. Original or historic roof material shall not be replaced with another type of historic material that would change the character of the roof: i.e., replacing historic ceramic tiles with slate shingles. Photographic evidence shall be provided of the deteriorated condition of roofing materials to justify replacement. Original or historic roofing material shall be used wherever the roof is visible. Materials that replicate the original may be used if the original or historic material is unavailable and the substitute material is approved by the Cultural Resources Office. Skylights shall not be introduced in existing roofs where visible from the sidewalk or street. Existing historic skylights should be restored or replaced in kind. Removal of non-historic modern skylights that are visible from the sidewalk or street is encouraged.

Does not comply. The original gray slate has been removed and an architectural shingle has been installed without a permit. Metal ridging was also removed and replaced with the same architectural shingle.

PRELIMINARY FINDINGS AND CONCLUSION:

The Cultural Resources Office's consideration of the Central West End Certified Local Historic District standards and the specific criteria for roofs led to these preliminary findings:

- 4397 Westminster Place is located in the Central West End Certified Local Historic District.
- The entirety of the original slate roof has been replaced with an architectural shingle that does not comply with the Central West End Historic District Standards

- A permit was not obtained prior to replacement of the roof.
- Metal ridge caps were also removed as part of the project and replaced with the same architectural shingle, also not compliant with the
- There has been no comment from the Alderman. The Central West End Association has registered their opposition to the roofing.

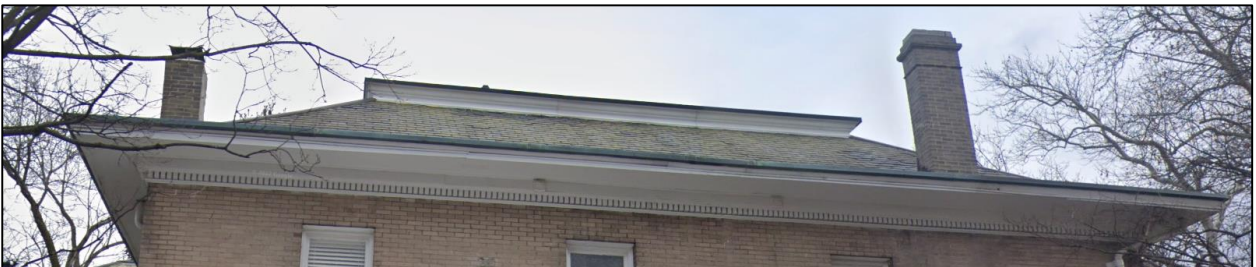
Based on these preliminary findings, the Cultural Resources Office recommends that the Preservation Board uphold the Director's Denial as the proposed roofing does not comply with the Central West End Certified Local Historic District Standards.



PREVIOUS CONDITION – FRONT FAÇADE



CURRENT CONDITION



PREVIOUS CONDITION – SIDE FAÇADE



CURRENT CONDITION



CURRENT CONDITION – FRONT FACADE



CURRENT CONDITION - REAR

E.

ADDRESS: 5202 Grand Drive
 ITEM: Repairs to stone edging and existing fountain at Round Lake
 JURISDICTION: City Park
 NEIGHBORHOOD: Forest Park
 Ward: 10
 OWNER/APPLICANT: City of St. Louis
 CRO STAFF: Jan Cameron



FROM LEFT TO RIGHT: BOWL LAKE, JEFFERSON LAKE, AND ROUND LAKE

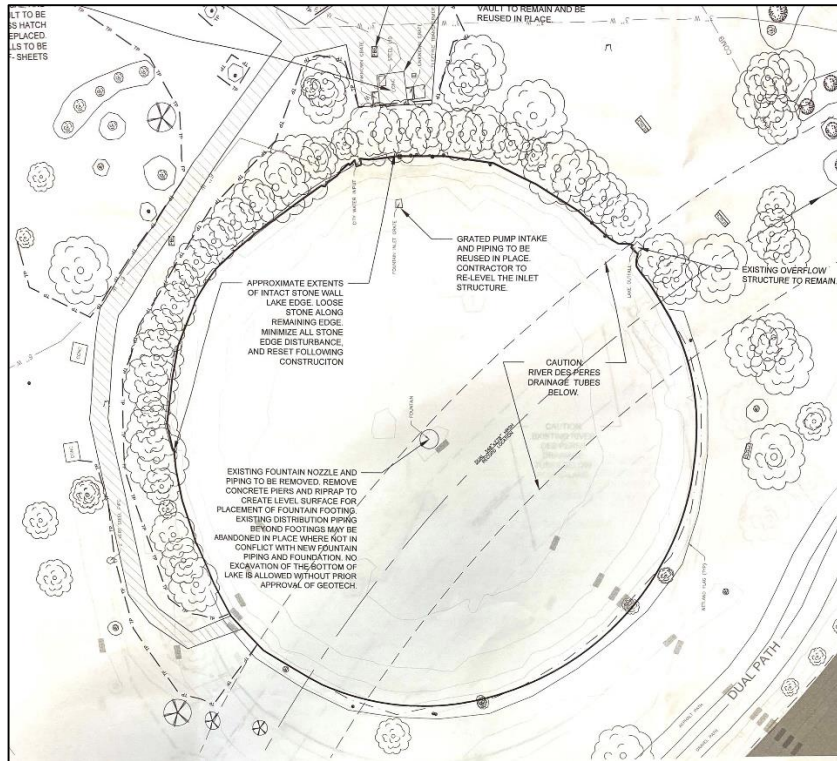
THE PROJECT:

Repair and improvement of edging and fountain at Grand Lake in Forest Park.

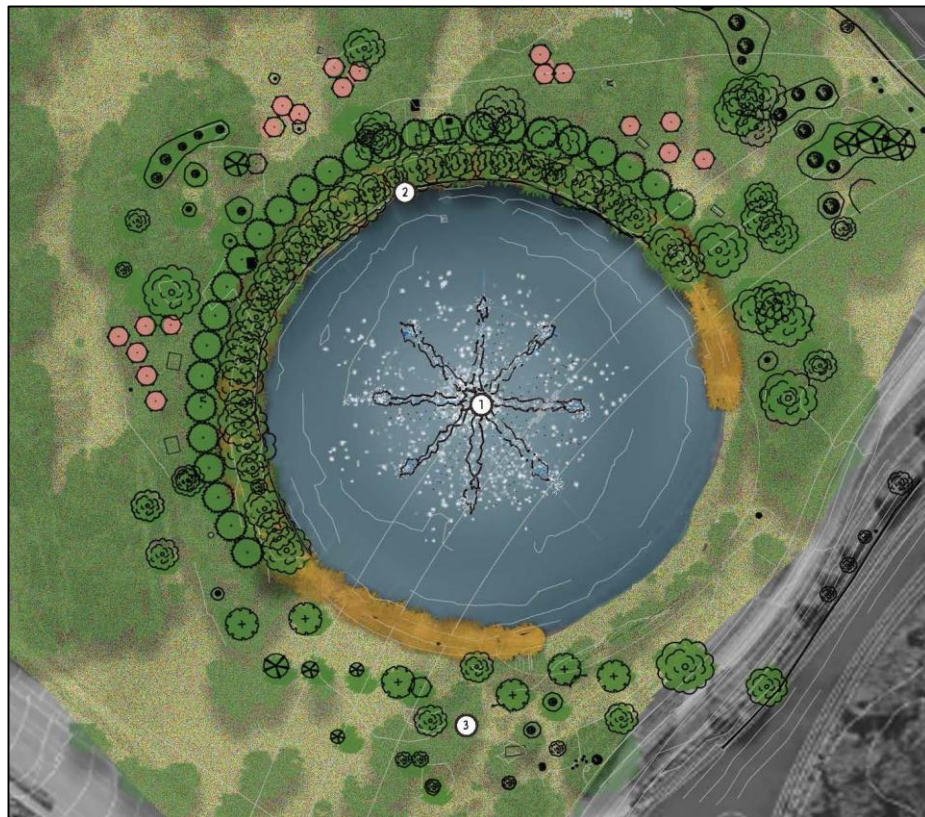
STAFF RECOMMENDATION:

That the Preservation Board recommend to the Board of Public Service the approval of the permit for the work to be performed at Grand Lake in Forest Park, a public space, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.





PROPOSED SITE WORK



RESTORED FOUNTAIN AND LANDSCAPING

F.

DATE: June 26, 2023
 ADDRESS: 5032 Clayton Avenue
 ITEM: Construct park pavilion at Bowl Lake
 JURISDICTION: City Park
 NEIGHBORHOOD: Forest Park
 WARD: 10
 OWNER/APPLICANT: City of St. Louis
 STAFF: Jan Cameron



FROM LEFT TO RIGHT: BOWL LAKE, JEFFERSON LAKE, AND ROUND LAKE

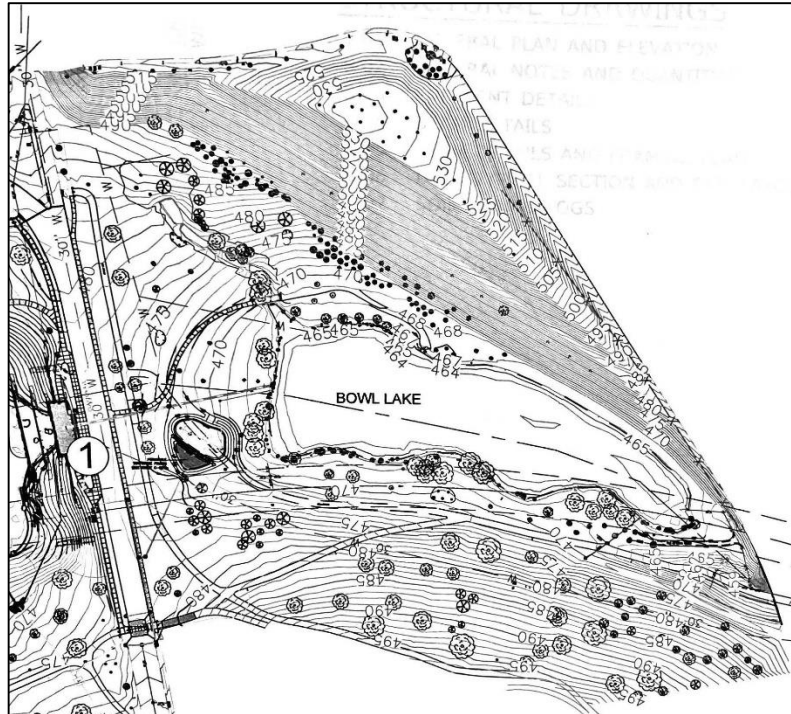
THE PROJECT:

Construct park pavilion and decorative paving.

STAFF RECOMMENDATION:

That the Preservation Board recommend to the Board of Public Service the approval of the permit for the work to be performed at Bowl Lake in Forest Park, a public space, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.





PROPOSED SITE WORK



PROPOSED PAVILION AND DECORATIVE PAVING

G.

DATE: June 26, 2023
 ADDRESS: 5032 Clayton Avenue
 ITEM: Alterations to Jefferson Lake
 JURISDICTION: City Park
 NEIGHBORHOOD: Forest Park
 WARD: 10
 OWNER/APPLICANT: City of St. Louis
 STAFF: Jan Cameron



FROM LEFT TO RIGHT: BOWL LAKE, JEFFERSON LAKE, AND ROUND LAKE

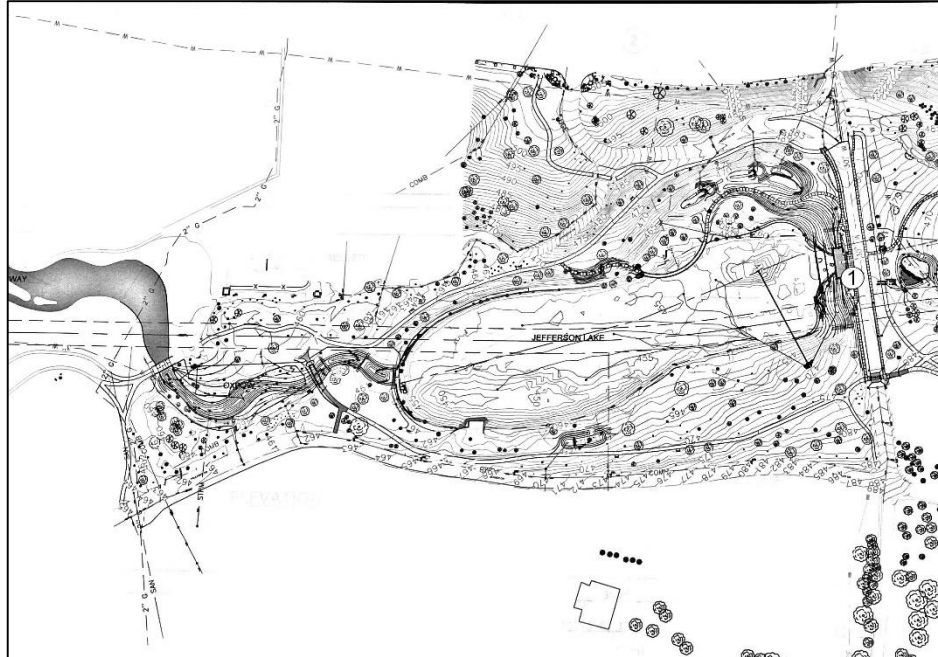
THE PROJECT:

Alterations to Jefferson Lake in Forest Park: construct cascade, observation deck and weirs

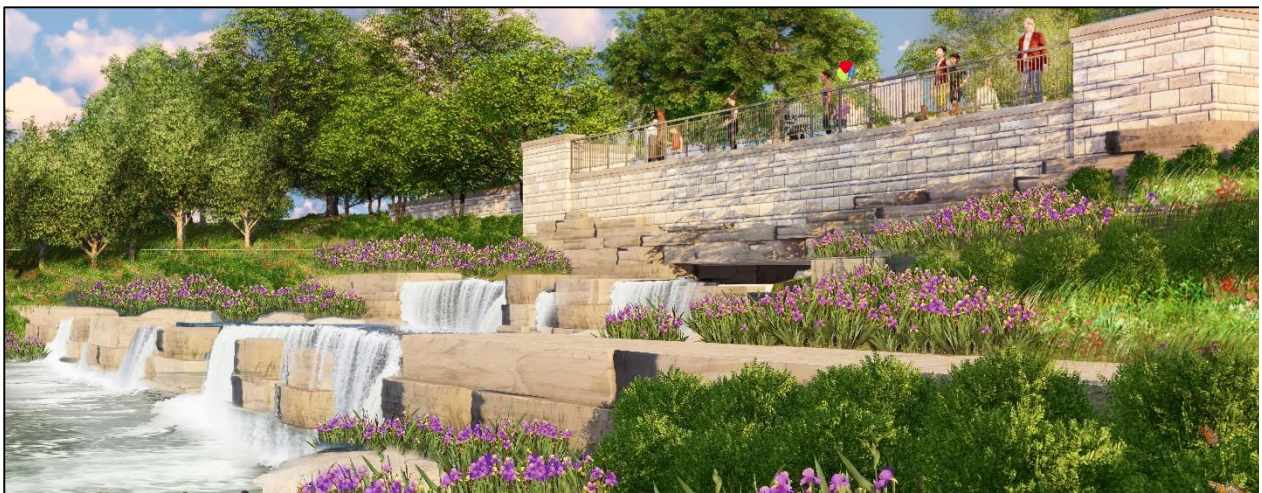
STAFF RECOMMENDATION:

That the Preservation Board recommend to the Board of Public Service the approval of the new cascade, observation deck and other work to be performed at Jefferson Lake in Forest Park, a public space, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.





PROPOSED SITE WORK



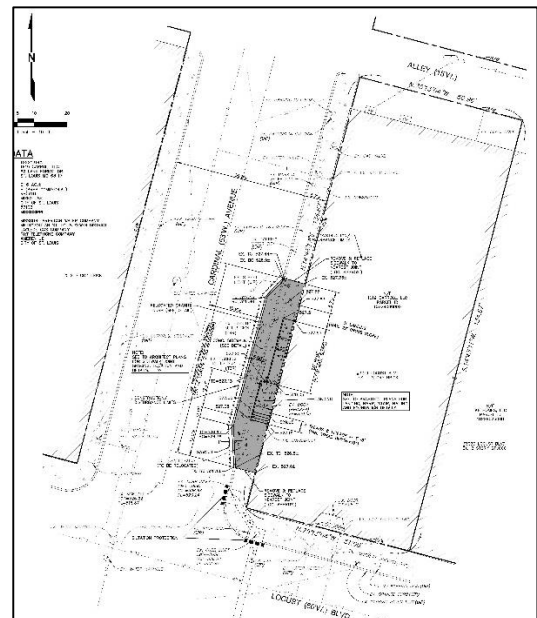
PROPOSED CASCADE AND OVERLOOK NEAR CLAYTON AVENUE

H.

DATE: June 26, 2023
 ADDRESS: 3041 Locust Boulevard
 ITEM: Widen sidewalk and construct ADA ramp at side entry
 JURISDICTION: Encroachment
 NEIGHBORHOOD: Midtown
 WARD: 11
 STAFF: Jan Cameron



3401 LOCUST BOULEVARD

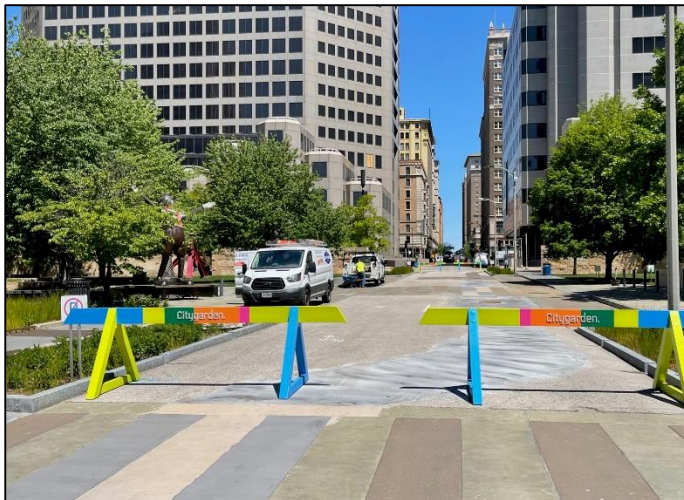


STAFF RECOMMENDATION:

Staff proposes the Preservation Board recommend to the Board of Public Service the approval of the permit for sidewalk widening and construction of ramp and steps, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.

I.

DATE: June 26, 2023
 ADDRESS: 801 Market Street
 ITEM: Expand City Garden at current location of N. 9th Street
 JURISDICTION: Encroachment
 NEIGHBORHOOD: Downtown
 WARD: 8
 STAFF: Jan Cameron, Cultural Resources Office



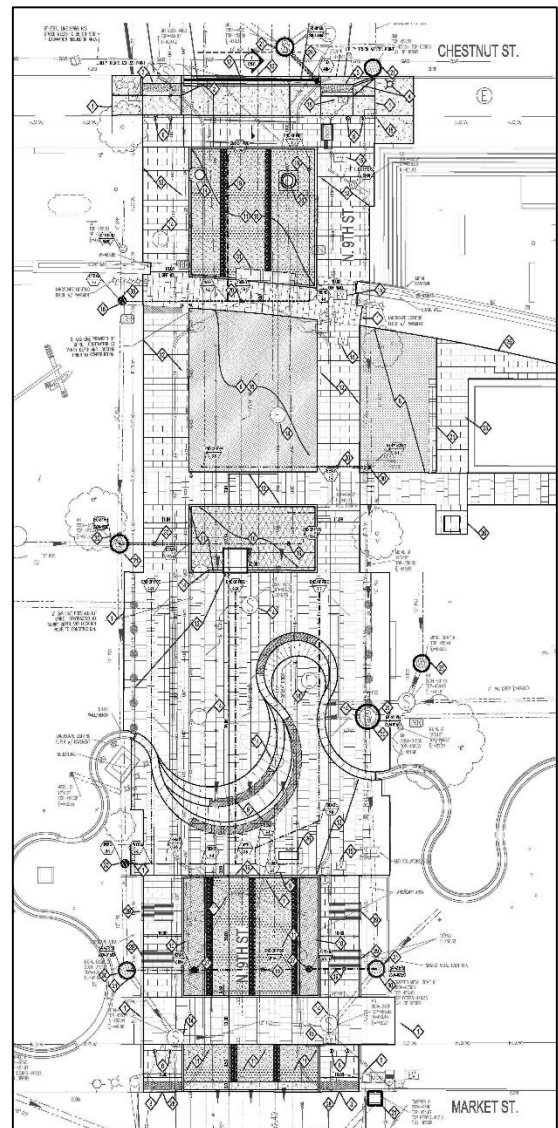
9TH STREET LOOKING NORTH

THE PROJECT:

Install new garden areas connecting East and West City Gardens in current location of N. 9th Street

STAFF RECOMMENDATION:

Staff proposes the Preservation Board recommend to the Board of Public Service the approval of the permit for the new garden area in this public space, pursuant to ordinance 64689, Section 51, as codified at 24.24.010 of the Revised Code of the City of St. Louis.





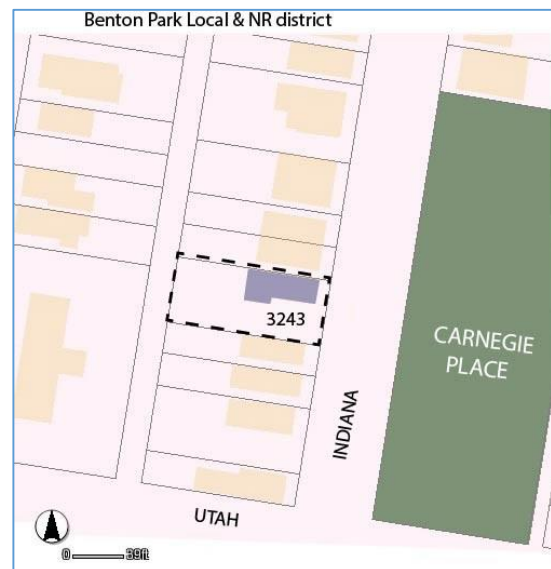
9th STREET LOOKING SOUTH



EXISTING SERPENTINE WALL AND PAVING AT CITY GARDEN EAST

J.

DATE: June 26, 2023
 ADDRESS: 3243 Indiana Avenue
 ITEM: Remanded by Missouri Court of Appeals for Specific findings as to demolition criteria; no new testimony/additional evidence
 JURISDICTION: Benton Park Local Historic District
 NEIGHBORHOOD: Benton Park
 WARD: 8
 OWNER/APPELLANT: Holly Nighbert
 STAFF: Meg Lousteau



THE PROJECT:

On July 29, 2019, the Preservation Board heard an appeal of a staff denial for the demolition of the property at 3243 Indiana Avenue, and upheld that denial. The owner subsequently asked the Planning Commission to review the Preservation Board's decision, and the matter was heard at the October 8, 2019 meeting of the Planning Commission. At that meeting, the Commission declined to take the matter up for review. The owner then appealed to the Circuit Court of the

City of St. Louis. On March 22, 2022, the Circuit Court upheld the decision of the Preservation Board. The owner then appealed the Circuit Court's decision to the Missouri Court of Appeals, Eastern District. The Appeals Court has sent this case back to the Preservation Board on remand for the Board to make specific findings of fact and conclusions of law regarding the eight criteria enumerated in St. Louis City Ordinance 64832, Section 5 on which it based its decision to deny Ms. Nighbert a demolition permit and in sufficient detail to allow judicial review in accordance with the Court of Appeals' December 20, 2022 Opinion.

The Preservation Board is thus directed to review the record, which includes the July 2019 Preservation Board agenda, minutes, PowerPoint, and video; and to make specific findings of fact and conclusions of law based on the eight criteria in Ordinance 64832, and provide sufficient detail to allow judicial review.

Note: The Preservation Board's task is limited here; by law, the Board can take into consideration the existing record only. New or additional evidence or testimony is not permitted.